



December 15, 2005

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Thigpen
Invocation Tom Sprague
Pledge of Allegiance Tony Atkins
Quorum Chairman Thigpen
Quorum present with 80% of members present.
Approval of Minutes for December 1, 2005 Chairman Thigpen
Dean Thompson moved to approve the minutes of December 1, 2005. Tom Sprague seconded. Motion carried 4-0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Thigpen
Tom Spague moved to approve the Agenda as presented. Dean Thompson seconded. Motion carried 4-0.

Old Business

Preliminary Plat Director Browning/Staff

1. **Ashbrooke IV**, Chamblin Road, Zoned R-2 RCO, 50 lots, 13.59 acres, *Commission District 3*
Tom Sprague made the motion to approve the preliminary plat for Ashbrooke IV and to include all departmental comments. Dean Thompson seconded. Motion carried 4-0.

2. **The Villas at Radcliffe (Townhomes)**, Columbia Road, Zoned T-R, 46 units (Phase I), 72 units (overall), 9.03 acres, *Commission District 3*.

Dean Thompson made the motion to table The Villas as Radcliffe until the January 5, 2006 planning commission meeting. Tom Sprague seconded. Motion carried 4-0.

3. **Barrett Place Phase I**, Jennings Road, Zoned PUD, 42 lots, 8.20 acres, *Commission District 1*.

Tom Sprague made the motion to approve the preliminary plat for Barrett Place Phase I and to include all departmental comments with the added condition that no further vegetation be removed without approval by the Planning and Development staff. Tony Atkins seconded. Motion carried 4-0.

Rezoning Director Browning/Staff

4. **RZ 05-12-01**, Rezone Tax Map 073 Parcel 035, 4.50 acres located at 366 North Belair Road from R-2 to PDD. *Commission District 2*.

Tom Sprague made the motion to table RZ 05-12-01 until the January 5, 2006 planning commission meeting and to leave the public hearing open. Dean Thompson seconded. Motion carried 4-0.



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New Business

Final Plat.....Director Browning/Staff

5. **Ashwood Landing Section V-A**, Niagara Falls, Zoned PUD, 23 lots, 22.08 acres, *Commission District 3*.

Dean Thompson made the motion to approve the final plat for Ashwood Landing Section V-A and to include all departmental comments. Tom Sprague seconded. Motion carried 4-0.

Preliminary Plat.....Director Browning/Staff

6. **Amberly Section II**, Riverwood Parkway, Zoned PUD, 82 units, 16.06 acres, *Commission District 3*.

Tom Sprague made the motion to table the preliminary plat for Amberly Section II until the January 5, 2006 planning commission meeting. Tony Atkins seconded. Motion carried 4-0.

7. **Ashbrooke Section V**, Chamblin Road, Zoned R-2 (RCO), 48 lots, 13.35 acres, *Commission District 3*.

Dean Thompson made the motion to approve the preliminary plat for Ashbrooke Section V and to include all departmental comments. Tom Sprague seconded. Motion carried 4-0.

8. **Change of concept for Carriage Hills Subdivision.**

The commission affirmed its earlier position to require a second access point to Carriage Hills Subdivision before the remaining lots are released and that the developer and the board of education work together to accomplish the connectivity.

Rezoning.....Director Browning/Staff

9. **RZ 05-12-02**, Rezone a 22.83 acre portion of Tax Map 065 Parcel 015I, located off of Hardy McManus Road from R-1 to R-2. *Commission District 3*.

Tom Sprague made the motion to approve RZ 05-12-02 and to include all departmental comments and to close the public hearing. Tony Atkins seconded. Motion carried 4-0.

10. **RZ 05-12-03**, Rezone Tax Map 077 Parcel 009E, 9.95 acres located at 1158 Furys Ferry Road from R-1 to C-2. *Commission District 1*.

Tony Atkins made the motion to approve RZ 05-12-03 from R-1 to C-1 and to include all departmental comments and to close the public hearing. No second to the motion.

Dean Thompson made the motion to disapprove RZ 05-12-03 and to close the public hearing. Tom Sprague seconded. Motion carried 3-1 (Atkins).

11. **RZ 05-12-04**, Rezone Tax Map 068 Parcel 026B and a portion of Tax Map 068 Parcel 026A, 47.18 acres located on Columbia Road from R-1 to R-2 RCO. *Commission District 3*.

Dean Thompson made the motion to approve RZ 05-12-04 and to include all departmental comments and to close the public hearing. Tom Sprague seconded. Motion carried 4-0.

12. **RZ 05-12-05**, Rezone Tax Map 068 Parcel 004E, 14 acres located at 270 Old Belair Road from R-1 to PUD. *Commission District 3*.

Tom Sprague made the motion to approve RZ 05-12-05 and to include all departmental comments and to close the public hearing. Tony Atkins seconded. Motion carried 4-0.



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Staff CommentsDirector Browning/Staff

13. RCO and PUD text amendment update from County attorney and recommendation to proceed with public hearing.

Dean Thompson made the motion to proceed with a public hearing scheduled for the January 19, 2006 planning commission meeting for the recommendation of the RCO and PUD text amendment. Tom Sprague seconded. Motion carried 4-0.

Public Comments..... Chairman Thigpen

Adjourn Chairman Thigpen

The Meeting Adjourned at 8:43 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: December 2005

Board/Commission	Date	Time	Location
Planning Commission	December 15, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	December 19, 2005	3:30 PM	General Conference Room, Building A
Board of Commissioners	January 3, 2006	6:30 PM	Appling Court House

Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, January 3, 2006**, at 6:30 PM in the Appling Court House. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, December 30, 2005 to place their name on the agenda for presentation.